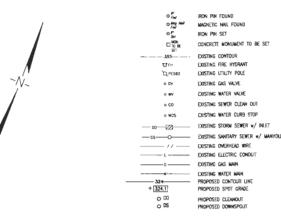


LEGEND



ZONED: R-4, MEDIUM-HIGH DENSITY RESIDENTIAL

	REQUIRED	EXISTING	LOT 1	LOT 2
MINIMUM LOT AREA	7,500 SF	23,049 SF	8,234 SF	14,815 SF
MINIMUM LOT WIDTH	50 FT	125.0 FT	47.0 FT ≭	78.0 FT
MINIMUM LOT DEPTH	100 FT	163.7 FT	163.7 FT	168.11 FT
MINIMUM FRONT YARD	20 FT	20.3 FT	77.4 FT	20.3 FT
MINIMUM SIDE YARDS (2)	10 FT	23.1 FT	10 FT	6.6 FT ★
MINIMUM REAR YARD	25 FT	111.0 FT	51.3 FT	111.0 FT
MAXIMUM BUILDING AREA	40 %	7.5 % (1,720 SF)	13.1 % (1,080 SF)	11.6 % (1,720 SF)
MAXIMUM IMPERVIOUS AREA	55 %	8.9 % (2,053 SF)	27.1 % (2,227 SF)	13.9 % (2,053 SF)
MINIMUM GREEN AREA	45 %	91.1 % (20,996 SF)	72.9 % (6,007 SF)	82.3 % (12,200 SF)
MAXIMUM BUILDING HEIGHT	35 FT	32.4 FT	<35 FT	32.4 FT
MAXIMUM BUILDING LENGTH	100 FT	46.0 FT	40.0 FT	46.0 FT
MAXIMUM BUILDING SEPARATION	20 FT	36.0 FT	20.0 FT	20.0 FT
ACCESSORY BUILDING SETBACKS				
MINIMUM SIDE YARD	4 FT	8.8 FT	10 FT	8.8 FT
FROM PRINCIPAL BUILDING	10 FT	35.0 FT	N/A	35.0 FT

* Indicates zoning relief granted by the Township of Abington zoning Hearing Board Decision of April. 17, 2018.

- Topographic information shown token from field survey performed by Charles E. Shoemoker, Inc. during September, 2017. Harizontol Dotum based on NAD 1983, SPC83 Pennsylvania (South), Geoid Model g2003U08 using Royd Instrument virtual natwork system. (Bearings shown taken from reference plan 3b)
- Vertical Datum based on NAVD 1988, using Boyd Instrument virtual network system
- REFERENCE PLANS:
 Plan of Ardsley, prepared by William T. B. Roberts & Sons, Philadelphia, Pa., Doted March 10, 1905.
- b) Subdivision Plan of The Estate of Adele P. Schmitt, prepared by Charles E. Shoemoker, Inc. doted February 17, 1993 and last revised May 19, 1993. Site is designated in Flood Zone X (Areas determined to be outside of 0.2% annual chance floodplain) as shown on Flood Insurance Rate Map of Montgomery County, Community Prenk Mas. 4203 FC 0.382C revised March 2, 2016.
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with Mr. ONE CALL or by physical survey processes to the control of the contro
- This plan was prepared for subdivision purposes only and shows conceptual stormwater management and grading designs. A Building Permit Plan depicting actual proposed dwelling grades and stormwater management will be submitted prior to building permit application.



SCALE: 1" = 800'



10-25-18 4-11-18 1-24-18 DATE N

8556

OWNER OF N.

DOUGLS A.

ESLE C. R.

ROSLYN A.

LESLIE C. RUPP

Approved by the Board of Commissioners of the Township of Abington this ______ day of ________, 2018.

-	President
Attest	Secretary
-	Engineer

Records in the Office for the Recording of Deeds, in and for the County of Montgomery, in Norristown, PA. in Plan Book Page No. day of 2018.

MCPC No. PROCESSED and REVIEWED: Repart prepared by Mantgamery County Planning Commission in accordance with the Municipalities Planning Code Certified this dote MONTGOMERY COUNTY PLANNING COMMISSION

SITE AREA

AREA TO THE TITLE LINES 23,049 SF or 0.5291 Acres MINOR SUBDIVISION PLAN P ROSL W AVENUE
TON TOWNSHIP, MONTGOMERY COUNTY, PA.
PREPORTED FOR
LESLIE C. RUPP
SEA ROSLIVA VARNUE
GLENSINE, PA. 19038 629 ABINGTON

> October 20, 2017 DWG NO. A-8-769

26466 SHEET NO. 1 of 1

My Commission Expires I hereby certify LESLIE C. RUPP and DOUGLAS A. RUPP, are the registered owners of the lands shown being County Parcel No. 30-00-59356-00-5, (Black 341, Unit 005), herein subdivided. 19001 DOUGLAS A. RUPP

Natary Public